



Dear Members of the Planning Board:

On behalf of One Broadway, LLC, an affiliate of Cambridge Innovation Center (CIC), we write to respectfully request the Planning Board's permission to allow the temporary use of approximately 2,553 sf of ground floor space at 2 Broad Canal Way (the "Site") for COVID-19 sample collection and testing, on a temporary basis. The testing operation will be managed by CIC Health, a subsidiary of CIC.

In an effort to address the urgent needs of the community during the current pandemic, CIC Health has been looking for opportunities to expand the public's access to COVID-19 testing facilities. For approximately 15 weeks, CIC Health has been successfully operating a testing site out of 245 Main Street in Cambridge.

Recently, CIC Health has been working with the Massachusetts Institute of Technology ("MIT") to operate CIC's COVID-19 testing services at the Site. The proposed temporary use will allow for testing with advance appointments that are available to the public, and to allow members of the public to pick-up self-testing kits and drop-off testing samples. Based on our conversations with the Inspection Services Department, the proposed temporary use is classified as a "clinic not affiliated with any other institution" (§4.33(d)(4)) (the "Proposed Use"). The Proposed Use is expected to be in operation until August 31, 2021. Once COVID-19 collection and testing is no longer necessary, the space will revert to its intended use for retail/restaurant space.

The Site is located within MIT's "NoMa" development that is subject to a Planned Unit Development (PUD) Special Permit (#302, the "Special Permit"). The Special Permit requires the Site to be used in accordance with the Final Development Plan approved by the Special Permit. Because the approved Final Development Plan does not expressly contemplate the Proposed Use on the ground floor of the Site, and given the unique demands of the use of public space during the current pandemic, we respectfully request that the Planning Board:

- (i) grants permission to allow the Proposed Use at the Site, on a temporary basis, pursuant to Section 13.82.3 of the Zoning Ordinance; and
- (ii) issues a finding pursuant to Section 13.810.1(4) of the Zoning Ordinance that the temporary Proposed Use meets the goals of the Activation Space requirements of Article 13.810.

The findings requested above are requested on a temporary basis only, and will not alter the permanent uses permitted for the Site under the Special Permit.

Overall, the speediness with which this temporary Proposed Use is allowed to proceed will help us advance our goal of providing a crucial service in the City of Cambridge during the pandemic.

Thank you for your consideration.



A handwritten signature in black ink, appearing to read 'BD' with a stylized flourish.

Brian Dacey

President, CIC